

CALIFORNIA COASTAL COMMISSION

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**NOTICE OF DECISION**

TO: Office of the Secretary for Resources
1416 Ninth Street, Ste 1311
Sacramento, CA 95814

FROM: California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

SUBJECT: **Filing Notice of Decision in compliance with Section 21080.5 of the Public Resources Code**

DATE: August 25, 2022

The projects and plans on the attached list have been approved by the California Coastal Commission at its meeting of **August 10-12, 2022**. Some of the projects or plans have been approved subject to conditions or suggested modifications which require mitigation measures or alternatives to the projects to lessen or avoid significant effects on the environment.

1. The projects or plans as approved will not have significant effects on the environment.
2. Environmental analysis documents were prepared for these projects pursuant to Sections 21080.5 of CEQA and Section 15252 of Title 14 of the Administrative Code.
3. The records of projects or plan approvals may be examined at the respective district offices of the Coastal Commission as set out on the attached list.
4. Mitigation measures were in some cases made conditions of the approvals of the projects.

Shana Gray

Signature

Shana Gray
Deputy Director, Statewide Planning Unit

Received for Filing:

Date: _____

By: _____

MORE INFORMATION. At the end of the agenda description the author's initials and a code indicating his/her headquarters office are identified (E=Eureka SF=San Francisco SC=Santa Cruz V=Ventura LB=Long Beach SD=San Diego). For more information about this agenda, contact one of the following staff members:

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SF (Sonoma, Marin, San Francisco & San Mateo Counties) Stephanie Rexing (415) 904-5260
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V (Santa Barbara & Ventura Counties, Malibu & Santa Monica Mountains) Barbara Carey (805) 585-1800
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SD (San Diego County) Diana Lilly or Kanani Leslie (619) 767-2370
A Telecommunication Device for the Deaf (TDD) is available at (415) 904-5200.

WEDNESDAY, August 10, 2022

ADMINISTRATIVE CALENDAR.

Application No. 1-90-210-A1 (Moat Creek Managing Agency, Pt. Arena)

Application by Moat Creek Managing Agency to amend permit originally granted for public access facilities to add ADA improvements for trail, parking, and restroom access and to authorize ongoing trail maintenance activities, at Moat Creek Beach, 27150 South Highway 1, approx. 2 miles south of Point Arena, Mendocino County. (BJ-A)

CONSENT CALENDAR – (removed from Regular Calendar)

Application 9-19-1242 (Tomaes Bay Oyster Company, Marin Co.)

Application by Tomaes Bay Oyster Company for after-the-fact authorization of approx. 33-acres of existing oyster and mussel aquaculture operations and associated activities on 160-acre lease of state water bottoms in the southwestern portion of Tomaes Bay between Millerton and Tomasini points, Marin County. (AC-SF) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as explained further in the staff report.)

City of San Diego LCP Amendment No. LCP-6-SAN-21-0090-3 (Moderate Income Housing)

Concurrence with the Executive Director's determination that the request by the City of San Diego to amend its LCP Implementation Plan to expand affordable housing incentives to moderate income housing is de minimis. (AL-SD)

Notice of Impending Development No. NCC-NOID-0002-22 (Caltrans Interstate 5 Improvements Stage 4C, Encinitas and Carlsbad).

Public hearing and action on NOID by California Department of Transportation, pursuant to NCC PWP/TREP, to repair eroded northern embankment of Interstate-5 at Agua Hedionda Lagoon with fill and rock slope protection covering two acres; placement of excess fill at the Poinsettia Avenue-Interstate-5 freeway gore site; bridge rail replacements at Agua Hedionda and Buena Vista Lagoons; southbound shoulder and slope repair between Carlsbad Village Drive and Chestnut Avenue; sound wall installation near Chinguapin Avenue; and ADA curb ramps at various locations within the cities of Encinitas and Carlsbad, San Diego County. (ME-SD)

Application No. 6-20-0593 (Kimmich, Imperial Beach)

Application of Ben Kimmich to construct new detached 1,188 sq.ft. 2-story accessory dwelling unit (ADU), new detached 1,144 sq.ft. office and storage structure, and 383 sq.ft. addition to existing 1,828 sq.ft. duplex; convert 625 sq.ft. detached garage to ADU; and after-the-fact construction of

two detached 625 sq.ft. garages on 11,250 sq.ft. lot at 529-531 9th Street, Imperial Beach, San Diego County. (CB-SD) (Note: the Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as explained further in the staff report.) (CB-SD)

Application No. 6-21-0602 (SeaWorld, San Diego)

Application of SeaWorld San Diego to construct new 30 ft. high roller coaster and 14 ft. high electrical building in parking area and Wild Arctic building on 2.76-acre area within the SeaWorld leasehold at 500 SeaWorld Drive, Mission Bay Park, San Diego, San Diego County. (CB-SD)

Application No. 6-22-0578 (Caltrans Interstate 5 Slope Stabilization at Agua Hedionda, Carlsbad)

Application of California Department of Transportation to repair eroded northern embankment of Interstate-5 with fill and rock slope protection covering 2 acres adjacent to Agua Hedionda Lagoon, Carlsbad, San Diego County. (ME-SD)

Permit No. 6-98-127-A3 (Caltrans State Route 56 HOV Operational Improvements, San Diego)

Request by the California Department of Transportation to amend permit to construct middle segment of State Route 56 to construct a 24-Hour High Occupancy Vehicle Lane within the median of State Route 56 between El Camino Real and Carmel Creek Road, North City, San Diego, San Diego County. (ME-SD)

ENERGY, OCEAN RESOURCES AND FEDERAL CONSISTENCY

Deputy Director's Report

Poseidon Carlsbad Desalination Mitigation Program

Review and possible Commission action on the proposed 2022-2023 Work Plan and Budget for technical oversight and independent monitoring under the Poseidon Carlsbad Desalination mitigation program required as condition of Permit No. E-06-013 (Poseidon Resources (Channelside) LP), San Diego County. (AB-SF) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as explained further in the staff report.)

NORTH COAST DISTRICT

Deputy Director's Report

COASTAL PERMIT APPLICATION.

Application No. 1-20-0539 (Pacific Gas & Electric Co., Arcata)

Application by PG&E to remove major vegetation along electrical lines near Arcata Sports Complex and Jacoby Creek in the City of Arcata, including follow-up authorization for emergency vegetation removal in 2020 and 2021 and 10 years of ongoing vegetation maintenance within a project maintenance area of up to ~11 acres along 2 mile stretch of its facilities, with offsite mitigation for riparian habitat impacts proposed at the Cock Robin Island Unit of the Eel River Wildlife Area, 4 miles west of Loleta, Humboldt County. (TLG-A)

Application No. 1-22-0446 (Caltrans District 1, Elk)

Application of California Department of Transportation to demolish and replace existing two-lane Highway 1 bridge over Elk Creek with new, wider, two-lane bridge with standard bridge railings and shoulders, separated bicycle and pedestrian path, and other roadway and bridge improvements and replace existing rock slope protection with a root wad bank support revetment, located approximately 2.5 miles south of the unincorporated town of Elk, Mendocino County. (AL-A)

SAN DIEGO COAST DISTRICT

Deputy Director's Report

THURSDAY, August 11, 2022

CONSENT CALENDAR.

Application No. 5-20-0601 (Hawkins, San Clemente)

Application of James and Michelle Hawkins to remodel 3,123 sq.ft., one-story single-family home, including to remove 80 sq.ft. of habitable area, at 2406 Plaza A La Playa, San Clemente, Orange County. (SA-LB) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as is explained further in the staff report.)

Application No. 5-22-0060 (LA21G, LLC [dba Thomas James Homes], Newport Beach)

Application of LA21G, LLC to repair bulkhead by adding new, 2-ft., 7-in. stem wall atop bulkhead coping, new 11" high bird safe glass guard rail atop new stem wall, and install three new tiebacks inserted into bulkhead coping extending to landward deadman, and new, wood steps over the bulkhead. Height of bulkhead with proposed new stem wall will be 10.9 feet NAVD88/11.1 feet MLLW; at 4014 Channel Place, Newport Beach, Orange County. (MV-LB)

Application No. 5-22-0311 (Norton, Newport Beach)

Application of Sean and Emily Norton to construct 30-ft. long, 3-ft. tall cinder block with smooth stucco finish patio perimeter wall 15 ft. from south (ocean-facing) property line to enclose 15-ft. deep x 30-ft. wide, 450 sq.ft. sandy beach area for private patio use associated with single-family home within City of Newport Beach permitted beach encroachment area, at 6806 W. Oceanfront, Newport Beach, Orange County. (LR-LB)

Application No. 5-22-0282 (Ridgway, Newport Beach)

Application of Derry Ridgway to construct 15-ft. deep x 30-ft. wide concrete patio and 32-in. tall perimeter wall 15-ft. from the south (ocean-facing) property line for 450 sq.ft. private patio associated with single-family home within City of Newport Beach allowable beach encroachment area, at 5501 Seashore Drive, Newport Beach, Orange County. (LR-LB)

Application No. 5-22-0483 (Hermosa Beach Department of Public Works, Hermosa Beach)

Application of Hermosa Beach department of Public Works to make structural and electrical repairs to Hermosa Beach pier, including: repair of 29 piles with grout and mortar-filled fiberglass jackets; repair beam cracks at bents 1, 2, and 3; like-for-like replacement of wooden guardrail top rails; install new electrical conduit along the pier length; and replacement light bollards, at 1 Pier Avenue, Hermosa Beach, Los Angeles County. (AS-LB)

Application No. 5-21-0742 (Ashabi, San Clemente)

Application of Allen and Pari Ashabi to remodel two, single-story, 18-ft. tall buildings housing 2 rental units each with combined living area of 3,064 sq.ft. separated by breezeway and covered by single roof and 570 sq.ft. addition to Unit #3 within breezeway combining the two structures into

one single 3,645 sq.ft. 4-Unit structure; demolish and reconstruct 4-car garage and new permeable paver driveway, no new landscaping or changes to site drainage on 16,323 sq.ft. oceanfront bluff top lot at 1011 Buena Vista, San Clemente, Orange County. (LR-LB)

CONSENT CALENDAR – (Removed From Regular Calendar)

Application No. 5-21-0088 (O'Donnell, Venice)

Application of Adrienne O'Donnell for after-the-fact request to convert 320 sq.ft. portion of three-car garage into accessory dwelling unit (ADU) in 22-ft. tall, 2,424 sq.ft. duplex on 3,082 sq.ft. lot, resulting in duplex with attached ADU and two parking spaces, at 21 W. Lighthouse Street, Venice, Los Angeles County. (CS-LB) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as explained further in the staff report.)

City of Laguna Beach LCP Amendment No. LCP-5-LGB-21-0042-1.

Public hearing and action on request by the City of Laguna Beach to amend the Implementation Plan (IP) portion of the certified Local Coastal Program (LCP) to streamline the design review process; waive requirement for design review associated fuel modification programs; and establish new wireless telecommunication procedures. (MA-LB)

Application No. 5-21-0907 (Orange County Public Works, Huntington Beach)

Application of Orange County Public Works to rehabilitate Talbert Marsh northeastern slope, including remove broken concrete, replace 1,160-ft. long portion of 1,850-ft. long rip-rap, and import of 1,200 cu.yds. of sediment to establish 0.25 acres of new coastal marsh habitat at, Talbert Marsh, Huntington Beach, Orange County. (CS-LB)

Application No. 5-22-0145 (Rados, Seal Beach)

Application of Ashley and Cameron Rados to remodel (major), and add to, one-story, 1,300 sq.ft. single-family home at, 255 17th Street, Seal Beach, Orange County. (MA-LB)

Application No. 5-22-0258 (Leffler, Seal Beach)

Application of Charles Leffler to remove 600 sq.ft. mobile home and install new 856 sq.ft., 16 ft. high mobile home with 40 sq.ft. deck and paved concrete area within Seal Beach Shores Mobile Home Park at 33 Welcome Lane, Seal Beach, Orange County. (VL-LB)

Application No. 5-22-0115 (Brian Mullally, Seal Beach)

Application of Brian Mullally to demolish one-story, 830 sq.ft. single-family home after-the-fact and construct new two-story, 20-ft. tall, 1,573 sq.ft. single-family home and attached 2-story 491 sq.ft. ADU; 440 sq.ft. detached ADU will remain onsite and would be re-stuccoed to match new single-family home at 156 12th Street, Seal Beach, Orange County. (AS-LB) (Note: The Commission's enforcement division has opened an investigation into potential Coastal Act violations associated with this item and site, as is explained further in the staff report.)

ADMINISTRATIVE CALENDAR.

Application No. 5-22-0188 (University of California-Irvine, Newport Beach)

Application of University of California-Irvine to repair two dock pillars in kind on Shellmaker boathouse dock, with no grading, soil import, or fill, at 600 Shellmaker Road, Newport Beach, Orange County. (AS-LB)

Application No. 5-22-0203 (Pharris, Newport Beach)

Application of Chlell Pharris Team to modify 385 sq.ft. "T" shaped floating dock resulting in 381 sq.ft. "L" shaped floating dock. No changes are proposed to the 3-ft. x 24-ft. gangway or 162 sq.ft. pier. Two 14 in. concrete guide piles will remain and be reused in place, located at 203 Via Lido Nord, Newport Beach, Orange County. (FSY-LB)

Application No. 5-22-0204 (Cook, Newport Beach)

Application of Paul Cook to remove 156 sq.ft. floating dock and 3 ft. x 16 ft. gangway and install new 128 sq.ft. floating dock and 3 ft. x 24 ft. gangway. One 12 in. concrete guide pile will remain and be reused in place. Another 12 in. concrete guide pile will be removed and replaced with new 12 in. concrete guide pile in different location, at 3312 Marcus Avenue, Newport Beach, Orange County. (FSY-LB)

Application No. 5-22-0228 (Snell, Newport Beach)

Application of Mark Snell to remove 332 sq.ft. floating dock, 200 sq.ft. pier, and 60 sq.ft. gangway to install new, 332 sq.ft. floating dock, 140 sq.ft. pier, and 72 sq.ft. gangway; remove four 14-in. square T-piles and install three new, 14-in. square T-piles, at 502 Via Lido Nord, Newport Beach, Orange County. (CS-LB)

SOUTH COAST DISTRICT (LOS ANGELES COUNTY)

Deputy Director's Report for LOS ANGELES County

COASTAL PERMIT APPLICATION.

Application No. A-5-VEN-21-0067 (Guglielmino & Boyd, Venice)

Application of Alexandra Guglielmino and Matthew Boyd to demolish 1-story, 816 sq.ft. single-family home with detached garage, and accessory structure, and construct new 2,795 sq.ft., approx. 32 ft. high, 2-story single-family home with attached 2-car garage, plus 1 additional on-site parking space, swimming pool and roof deck at 822 Angelus Pl., Venice, City of Los Angeles, Los Angeles County. (JD-LB)

SOUTH COAST DISTRICT (ORANGE COUNTY)

Deputy Director's Report for ORANGE County

PERMIT AMENDMENTS.

Permit No. 5-92-168-A8 (Dana Point Beach Resort, LLC, Dana Point)

Request by Dana Point Beach Resort, LLC to construct lazy river as additional pool/aquatic amenity for Waldorf Astoria Hotel, located at 1 Monarch Beach Resort, Dana Point, Orange County. (FSY-LB)

Permit No. 5-19-0909-A1 (Sanson, Laguna Beach)

Request by Jacqueline Sanson to amend previously approved permit to request after-the-fact approval for retention of portion of small on-grade patio and pool fencing in undeveloped open space. Any unpermitted remaining portions of patio and fencing to be removed at 791 Barracuda Way and adjacent parcel (APN# 056-240-67 and 056-240-68 (formerly 656-191-23 and 56-241-55)), Laguna Beach, Orange County. (MA-LB)

FRIDAY, August 12, 2022

CONSENT CALENDAR.

University of California Santa Barbara Notice of Impending Development No. UCS-NOID-0003-22 (Building 372 Demolition Project).

Public hearing and action on Notice of Impending Development by the University of California Santa Barbara for demolition of a 664 sq.ft. one-story trailer on the Main Campus at University of California Santa Barbara, Santa Barbara County. (MK-V)

NORTH CENTRAL COAST DISTRICT

Deputy Director's Report

CENTRAL COAST DISTRICT

Deputy Director's Report

SOUTH CENTRAL COAST DISTRICT

Deputy Director's Report